



**193 Union Avenue SE
Calgary, Alberta**

MLS # A2319554



\$685,000

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|------------------|---|---------------|------------------|
| Division: | Seton | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,837 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot, Street Light | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-G |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island | | |

Inclusions: Basement fridge, Electric stove, over the range microwave, dishwasher

Welcome to this beautifully maintained two-storey home located in the vibrant and sought-after community of Seton. Offering a perfect blend of modern design, functionality, freshly painted throughout, brand new window coverings throughout and income potential, this property is ideal for families and investors alike. The main floor features 9-foot ceilings and durable vinyl flooring throughout, creating a bright and inviting atmosphere. A versatile office space is conveniently located near the front entrance, perfect for working from home or additional flex space. The open-concept layout seamlessly connects the living, dining, and kitchen areas, enhanced by large windows that provide an abundance of natural light. Upstairs, you will find three spacious bedrooms, including a well-appointed primary suite, along with two full bathrooms and a generous bonus room—ideal for a secondary living area, media space, or playroom. The fully developed basement includes a legal one-bedroom suite, offering an excellent opportunity for rental income or multi-generational living. Additional features include central air conditioning for year-round comfort, and a fully landscaped, south-facing backyard complete with a deck—perfect for enjoying sunny days. The property also features a double detached garage and a desirable location siding onto a pathway, providing added privacy with no neighbour on one side. Located close to shopping, restaurants, schools, and the South Health Campus, this home offers exceptional value in one of Calgary’s most dynamic communities.